

**PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
JANUARY 7, 2014**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Cameron, DiDonna, Voigt, Olvany, Sini Jr., Cunningham and
First Selectman Jayme Stevenson (ex-officio)

STAFF ATTENDING: Ginsberg, Keating
RECORDER: Syat, Channel 79

The meeting was opened at 8 P.M., and Chairman Cameron read the first agenda item:

GENERAL MEETING

Mandatory Referral #7-2013, Darien Sewer Commission, Tokeneke Road.

Request to extend sanitary sewer line 300+/- feet to the west.

Mr. Ginsberg referred to the two page letter from Darren Oustafine, Assistant Director of Public Works. The proposed extension will serve several single family houses on the south side of Tokeneke Road. Mr. Ginsberg noted that the sewer line could not be extended any farther to the west because of the Turnpike, and the fact that the properties on the other side of the Turnpike are already on sewer. He believed that this proposal is consistent with the 2006 Town Plan of Conservation & Development. Ms. Cameron asked Mr. Oustafine if she could review the 1997 Darien Wastewater Facilities Report, and Mr. Oustafine replied that it is a large document, and is available in his office for review anytime. Ms. Cameron noted that it is important that the Town's infrastructure be included as part of the Commission's update of the Town Plan in 2014-2016. Commission members agreed that the proposal seems to be consistent with Town Plans and policies, and Mr. Ginsberg should draft a report for their review at next week's meeting.

Chairman Cameron then read the following agenda item:

Discussion of long-range planning issues.

a) Parking

First Selectman Jayme Stevenson was present to discuss a variety of issues with the Commission. She started by thanking Commission members for their service to the Town. She noted the importance of goal-setting, which should occur every year or two.

Mrs. Cameron asked if it was likely that Affordable Housing would be created in close proximity to the transportation facilities.

Mrs. Stevenson said that it may or may not be appropriate to link housing to the expansion of the parking for commuters. She noted that if more commuter parking is available at places like Leroy-West, then the Grove Street parking lot could be made more available for patrons of local businesses. She said that the Grove Street parking lot is a challenging parking area

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regarding who can use it and for how long. She said that one of the goals of the downtown parking area is to have the parking spaces used for a limited period of time so that those parking spaces will be available for other business patrons in the near future. This “parking churn” is not appropriate for commuter parking areas.

The installation of cross-walks and possibly cross-over pedestrian walkways is an important aspect of the Route 1 Corridor Study. It is important to have achievable recommendations and goals incorporated into that study.

b) Incentive Housing Zones

Affordable housing is being implemented at this time at the former Allen O’Neill project, now The Heights of Darien.

Mrs. Stevenson said that Darien is very likely the only community in Connecticut that currently has a moratorium in force regarding affordable housing applications. By creating more affordable housing units, the Town is working toward getting a second moratorium. She wants to work with various parties within the community to create more senior housing that is affordable, and more housing for young people just entering the workforce. She said that creating housing units does have a potential impact on the school system, and other infrastructure of the community.

Incentive housing zones would give the Town an opportunity to define where and how much new housing is created. Ms. Cameron said such Incentive Housing Zones need to be transit-oriented and comply with all of the other appropriate State Statutes for this special type of overlay zone. It should be a positive option for the Town and for property owners.

Commission members noted that it is important that the Town establish a clear and accurate listing of affordable housing units because then Town Counsel needs to be involved in reviewing the applicable deed restrictions and the Commission would then possibly hold a public hearing and then the Selectman would actually sign the application for a second moratorium request, as allowed by CGS 8-30g.

Mrs. Stevenson said that she is trying to get an amendment of the State Statutes regarding the point system for the types of Affordable Housing units that are created. At present, the Senior Affordable Housing only receives one-half of a point.

Commission members noted that some of the incentive housing zone authorized by the State Statutes is an overlay zone and a minimum density must be achieved. If the zone is applied on a certain property, then the property owner would have the right to develop the housing in accordance with the Regulations that are adopted.

First Selectman Stevenson said that in the 1990s, the Parks & Recreation Commission adopted a Park, Recreation, and Open Space Plan, and recommended that the Town acquire additional park spaces, but little, if any, additional parkland has been acquired. She said that the Town will soon be pursuing additional parkland in the near future.

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She said that installation of stadium lights at the High School is a hot topic and needs further discussion.

Bike lanes and residential sidewalks are also an issue in Darien. She said that installation of sidewalks often requires removal of trees and walls and possible acquisition of land. The Town gives priority to installing sidewalks in areas where public safety concerns warrant such installation. In response to questions, she said that they also budget \$150,000 a year for sidewalk rehabilitation and maintenance of existing sidewalks. She noted that the installation of a community swimming pool is also a topic of concern.

With respect to municipal parking, all the Commission members agreed that an accurate inventory of parking spaces is important so that future applications can be judged using that common, acceptable number of parking spaces as the base. Incentives need to encourage the sharing of parking spaces. Parking space demand varies depending on the type of use - whether it is retail, office, residential or other use.

a) Town Plan of Conservation & Development—update

The Town Plan of Conservation and Development was discussed. Mr. Ginsberg said that the Commission needs to start thinking about updating the current Plan. He said that copies of Town Plans adopted by other communities are available for review by Commission members. He said that it would be a two or three year process, and that, in the past, the Town had contracted for specific sections, such as traffic and transportation and environmental issues. The staff has coordinated the effort of the various consultants or the Town could hire a single consultant who would have the responsibility of coordinating the other specialists. The Town Plan would be written over a number of months, and the first sections that are adopted should be those that do not change. In the past, the Commission has brought in interested parties to work on the various sections of the Town Plan. But, the Commission needs a framework of how the effort needs to be conducted so that everyone can proceed in an orderly manner. He estimated that it might cost \$75,000 over three years, assuming that only specialist consultants will be hired. If the Town wants to hire a single consultant to coordinate the entire effort, then it would cost more. The Town Plan needs should take into account the needs of the community for the next 10 to 15 years.

b) Medical Marijuana

The issue of regulated medical marijuana dispensaries and production facilities was then discussed. The State Statutes have been amended to allow communities to regulate the producers, processors and dispensers of medical marijuana. Some communities have established a moratorium to allow them a 6 month or 12 month period to study the possibilities and to adopt policies and Regulations to implement their preferences. Dispensers of medical marijuana can be allowed in the community or might be prohibited. The Statutes require that only a licensed pharmacy be a dispenser.

Commission members noted that the temporary moratorium would allow everyone to research the issue and to intelligently deal with the matter.

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Mr. Ginsberg will provide draft language so that a public hearing regarding a potential moratorium could be conducted in February.

c) P&Z Bylaws

The issue of whether the Commission should have bylaws was briefly discussed. Mr. DiDonna noted that creating bylaws for an organization is not as easy as it might seem. The Commission does not currently have bylaws and it has functioned well for many years. It was agreed that having bylaws would be nice, but it is not of critical importance at this time. Codifying past policies and practices would be a good start in that direction.

Mr. Sini suggested that it is important that there be coordination with other land use boards and with other Town Boards, such as the Board of Education and Board of Finance.

At about 9:20 p.m., Chairman Cameron then read the following agenda item:

Modification to Coastal Site Plan Review #162-A, Flood Damage Prevention #246-A, Land Filling & Regrading Application #292, Foster/Eick, 35 Plymouth Road.

Request to modify previously approved plans.

Commission members reviewed the letter requesting changes to the amount and extent of filling and regrading on the property.

Architect Chris Pagliaro reviewed the plans and documents. Reducing the amount of fill will implement one of the recommendations of the Environmental Protection Commission as well as still complying with the Flood Damage Prevention Regulations. The following motion was made: That the Planning & Zoning Commission approves the requested modifications and amendments to reduce the amount and extent of fill at the project at 35 Plymouth Road. The motion was made by Mr. DiDonna, seconded by Mr. Cunningham and unanimously approved.

Chairman Cameron read the following agenda item:

Special Permit #66-I, Darien YMCA, 2420 Boston Post Road.

Review and action on 2013 Special Events Schedule.

Commission members noted that there are some changes such as the Open House and a new event—a Road Race in late May. The list of Special Events is required in accordance with the Special Permit and Resolution of Litigation.

In response to questions, Mr. Ginsberg said that he knows of no complaints by neighbors or the Traffic Authority regarding the Special Events conducted by the YMCA. The following motion was made: That the Planning & Zoning Commission approves the proposed 2014 List of Special Events to be conducted at the Darien YMCA. The motion was made by Mr. Voigt, seconded by Mr. Sini and unanimously approved.

Chairman Cameron then read the following agenda item:

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Staff update of the status of various projects.

Mr. Ginsberg reviewed the status of projects at 205 Boston Post Road, Anthony's Coal Fired Pizza at 319 Boston Post Road, The Heights at Darien (formerly Allen O'Neill Housing), Kensett adjacent to Hoyt Street and Wakemore Street, Whole Foods on Heights Road, and the residential development at 333 West Avenue.

Chairman Cameron read the following agenda item:

Discussion, deliberation and possible decisions on the following:

The following motion was made: that the Planning & Zoning Commission waive the process of reading the draft Resolutions aloud for the subsequent agenda items, because each member has had an opportunity to review the drafts prior to the meeting. The motion was made by Mr. Voigt, seconded by Mr. DiDonna and unanimously approved.

Coastal Site Plan Review #116-A, Flood Damage Prevention Application #104-A, Land Filling & Regrading Application #317, Joseph & Amy Gold, 17 Tokeneke Trail. Proposing to construct seat walls, a fire pit, and landscape areas, and perform related site activities in regulated areas. *PUBLIC HEARING CLOSED: 11/26/2013. DECISION DEADLINE: 1/30/2014.*

Commission members reviewed the draft resolution for the landscaping project. After a brief discussion, the following motion was made: that the Commission adopt the following Resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. Cunningham, seconded by Mr. Olvany and unanimously approved.

The adopted resolution reads as follows:

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ADOPTED RESOLUTION
JANUARY 7, 2014**

Application Number: Coastal Site Plan Review #116-A
Flood Damage Prevention Application #104-A
Land Filling & Regrading Application #317

Street Address: 17 Tokeneke Trail
Assessor's Map #69 Lot #36

Name and Address of Applicant &: Joseph & Amy Gold
Property Owner: 17 Tokeneke Trail
Darien, CT 06820

Name and Address of: Rob Frangione, PE
Applicant's Representative: Frangione Engineering, LLC
15 Snowberry Lane
New Canaan, CT 06840

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Activity Being Applied For: Proposing to construct seat walls, a fire pit, and landscape areas, and perform related site activities in regulated areas.

Property Location: The subject property is located on the south side of Tokeneke Trail approximately 1600 feet south of its intersection with Homewood Lane.

Zone: R-1

Date of Public Hearing: November 26, 2013

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: November 15 & 22, 2013

Newspaper: Darien News

Date of Action: January 7, 2014

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:
January 17, 2014

Newspaper: Darien News

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 400, 810, 820, 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted plans, and the statements of the applicant's representative whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. As noted by the applicant, the application is to construct seat walls, a fire pit, and landscape areas, and perform related site activities in regulated areas. The subject property is served by public water and an on-site septic system. It is immediately adjacent to Scott's Cove. According to the project narrative submitted with the application, the proposal is for about 500 square feet of new impervious surface on the 2.26+/- acre parcel.
2. The State of Connecticut DEEP sent an e-mail dated October 31, 2013, noting that they have reviewed the application materials for consistency with the applicable policies of the Connecticut Coastal Management Act, and find no inconsistencies with the proposal.

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3. As part of this application, stormwater runoff will be treated for water quality before it is discharged to Long Island Sound. Because of this property's specific location directly adjacent to Long Island Sound, there is no need to address stormwater quantity—but solely the quality of the stormwater. The project narrative notes that the runoff from the proposal will sheet flow to pea stone platform areas underlain with six inches of compacted gravel. This will filter the runoff.
4. The Commission notes the need for the applicant or property owner(s) to submit a Drainage Maintenance Plan for the proposed pea stone platform area underlain with compacted gravel, and to file a Notice of Drainage Maintenance Plan in the Darien Land Records. This will alert future property owners and/or tenants of the existing on-site drainage facilities and the need to maintain said facilities to minimize any potential stormwater impacts.
5. The application has been reviewed by the Commission and as required to be modified herein, is in general compliance with the intent and purposes of Sections 850 and 1000.
6. The Commission finds that the proposed activities, if properly implemented, are not contrary to the goals, objectives and policies of the Coastal Area Management Program.
7. The Commission has considered all evidence offered at the Public Hearing regarding the character and extent of the proposed activities, the land involved, the possible effects of the activities on the subject property and on the surrounding areas, and the suitability of such actions to the area for which it is proposed.
8. The application has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
9. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
10. The proposed activities, to be implemented with the conditions and modifications listed below, will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage.

NOW THEREFORE BE IT RESOLVED that Coastal Site Plan Review #116-A, Flood Damage Prevention Application #104-A, and Land Filling & Regrading Application #317 are hereby modified and granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction, stormwater management, and other site development activity shall be in accordance with the following plans as submitted to the Commission:
 - Proposed Site Plan for Amy & Joseph Gold 17 Tokeneke Trail Overall Site Plan, by Frangione Engineering, scale 1"=20', dated October 16, 2013, Sheet No. S1.
 - Proposed Site Plan for Amy & Joseph Gold 17 Tokeneke Trail Details & Notes, by Frangione Engineering, scale as noted, dated October 16, 2013, Sheet No. S2.

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- Landscape Development Plans Gold Residence 17 Tokeneke Trail, by Artemis Landscape Architects, LLC, last updated 10/11/2013, Sheets L-1 through L-6, plus L-ES, L-2b, L-6.1 and L-6.2.
- B. Due to the nature of this project, the Commission hereby waives the requirement for a performance bond.
- C. During the excavation, filling, regrading, and site work, the applicant shall utilize the sediment and erosion controls illustrated on the Site Plan referred to in Item A above, and any additional measures as may be necessary due to site conditions, including tree protection measures, as may be necessary. Those sediment and erosion controls shall be installed to minimize any adverse impacts during the filling and regrading and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans, and as needed by site conditions. All erosion control measures must be maintained until the disturbed areas are stabilized.
- D. As part of this application, a Drainage Maintenance Plan shall be submitted for the record. This Drainage Maintenance Plan requires the property owner and all subsequent property owners of 17 Tokeneke Trail to maintain the on-site drainage facilities, and will alert future property owners of the existing on-site drainage facilities and the need to maintain said facilities to address water quality. A Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records within 60 days of this approval and prior to the issuance of a Zoning or Building Permit.
- E. The applicant shall install the stormwater management system as shown on the submitted Site Plan (in Condition A, above). The applicant/property owner shall have the continuing obligation to make sure that storm water runoff and drainage from the site will not have any negative impacts upon the adjacent tidal wetlands and other environmentally sensitive areas. If such problems do become evident in the future, the owner of the property shall be responsible for remedying the situation at such owner's expense and as quickly as possible.
- F. Once the project is complete, and prior to January 7, 2015, the applicant shall certify in writing and/or photographs, and with an 'as-built' survey map that all work has been properly completed in accordance with the approved plans. This shall include written certification by the project's professional engineer that the drainage facilities have been installed according to the approved plans, and certification that all construction complies with the Flood Damage Prevention Regulations.
- G. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke the permit as it deems appropriate.
- H. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating

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agency. This includes, but is not limited to: the possible need for a Blasting Permit from the Darien Fire Marshal.

- I. This permit shall be subject to the provisions of Sections 815, 829, 858 and 1009 of the Darien Zoning Regulations, including but not limited to, implementation and completion of the approved plan within one (1) year of this action (January 7, 2015).

All provisions and details of the application shall be binding conditions of this action and such approval shall become final upon the signing of the final documents by the Chairman. A Drainage Maintenance Plan needs to be prepared and submitted per the above, and a Special Permit form and Notice of Drainage Maintenance Plan shall be filed in the Darien Land Records within 60 days of this action and prior to the issuance of a Zoning or Building Permit, or this approval shall become null and void.

Chairman Cameron read the following agenda item:

Coastal Site Plan Review #296, Flood Damage Prevention Application #336, James & Elizabeth Lee, 23 Contentment Island Road. Proposing to construct a two-story detached garage with associated septic system and stormwater management, and perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 11/26/2013. DECISION DEADLINE: 1/30/2014.*

Commission members reviewed the draft resolution. They noted that it is important that as-built certifications of the construction work be submitted to verify that the project is built in accordance with the approved plans. The following motion was made: that the Commission adopt the following Resolution to approve the project subject to the conditions and stipulations as noted. The motion was made by Mr. Olvany, seconded by Mr. Cunningham and unanimously approved.

The adopted resolution reads as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
JANUARY 7, 2014**

Application Number: Coastal Site Plan Review #296
Flood Damage Prevention Application #336

Street Address: 23 Contentment Island Road
Assessor's Map #67 Lot #58

Name and Address of Applicant &: James & Elizabeth Lee
Property Owner: 23 Contentment Island Road
Darien, CT 06820

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Name and Address of: Doug DiVesta, PE
Applicant's Representative: DiVesta Civil Engineering Assoc.
51 Painter Ridge Road
Roxbury, CT 06783

Activity Being Applied For: Proposing to construct a two-story detached garage with associated septic system and stormwater management, and perform related site development activities within regulated areas.

Property Location: The subject property is located on the east side of Contentment Island Road, approximately 450 feet northeast of its intersection with Shennamere Road.

Zone: R-1

Date of Public Hearing: November 26, 2013

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: November 12 & 19, 2013

Newspaper: Darien News

Date of Action: January 7, 2014

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:
January 17, 2014

Newspaper: Darien News

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 400, 810, and 820 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted development plans, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The proposal is to construct a two-story detached garage with associated septic system and stormwater management, and perform related site development activities within regulated areas. As discussed at the Public Hearing, some minor work is proposed at the rear of the house to extend the elevated terrace within the flood hazard area and to create a covered terrace in that

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vicinity. The subject property is 2.97+/- acres, and is served by public water and an on-site septic system.

2. The existing studio shown on the plans is to be demolished and replaced with a two-story detached garage. The second floor of the garage will contain finished space, but, as shown on the submitted plan G-3, there are no kitchen facilities in that space. The detached garage shall not contain, nor shall it be used as, a dwelling unit or apartment.
3. The proposed activities, to be implemented with the conditions listed below, will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage. In accordance with the submitted engineering information, the proposed activity will have no adverse impacts on flooding on adjacent properties.
4. The Commission finds that the proposed development, if properly implemented and protected, is not contrary to the goals, objectives and policies of the Coastal Area Management Program.
5. The proposed activity is consistent with the goals and policies in Section 22a-92 of the Connecticut General Statutes.
6. The potential adverse impacts of the proposed activity on coastal resources are acceptable.
7. The site plan has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.

NOW THEREFORE BE IT RESOLVED that Coastal Site Plan Review #296 and Flood Damage Prevention Application #336 are hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction shall be in accordance with the plans submitted to and reviewed by the Commission entitled:
 - Kirribill, I, LLC, 23 Contentment Island Road, Proposed On-site Sub-surface Sewage Disposal System, by DiVesta Civil Engineering, Associates, Inc., last revised 10/30/13, Sheet 1 of 2.
 - Kirribill, I, LLC, 23 Contentment Island Road, Detail, by DiVesta Civil Engineering, Associates, Inc., dated 10/30/13, Sheet 2 of 2.
 - 23 Contentment Island Proposed Alterations and Additions by JP Franzen Associates, dated 11-18-13, Drawings No. A-1 through A-14 and G-2 through G-6.
 - Proposed Alterations to the Lee Residence, by JP Franzen Associates, dated 11-18-13. Drawing SP-1, SP1A and SP1B.
- B. Because of the minor nature of the site work involved in this project, the Commission hereby waives the requirement for a performance bond.
- C. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the submitted plans in Condition A, above, and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during the construction and until the area has been revegetated or

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restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.

- D. Once the project is complete, and prior to January 7, 2015, the applicant shall submit a final “as built” map and written certification from the project engineer that all work has been properly completed in accordance with the approved plans. This shall include the final first floor elevation of the house, and the final elevation of the installed mechanical units.
- E. The granting of this Permit does not relieve the applicant of responsibility of complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies. This includes, but is not limited to, review and action by the Darien Health Department regarding a temporary disconnection from the existing on-site septic system.
- F. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.
- G. This permit shall be subject to the provisions of Sections 815 and 829f of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one year of this action (January 7, 2015). This may be extended as per Sections 815 and 829f.

All provisions and details of the plan shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman.

Chairman Cameron read the following agenda item:

Approval of Minutes

November 12, 2013 Public Hearing/General Meeting

Several minor improvements and modifications were discussed and agreed upon. The following motion was agreed upon: That the Commission approve the minutes as corrected. The motion was made by Mr. Sini, seconded by Mr. Olvany and unanimously approved.

November 19, 2013 Public Hearing/General Meeting

Several typographical errors and other corrections were discussed and agreed upon. The following motion was made: That the Commission approve the corrected minutes. The motion was made by Mr. Cunningham, seconded by Mr. Olvany and unanimously approved.

November 26, 2013 Public Hearing/General Meeting

The Commission discussed the correction of several typographical errors and clarification of some minor issues. All members agreed with the changes. The following motion was made: That the Commission approve the corrected minutes. The motion was made by Mr. DiDonna, seconded by Mr. Sini, and unanimously approved.

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There being no further business the following motion was made: That the meeting by adjourned. The motion was made by Mr. DiDonna, seconded by Mr. Voigt, and unanimously approved. The meeting was adjourned at 9:46 P.M.

Respectfully submitted,

David J. Keating
Assistant Planning & Zoning Director

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